City of Santa Fe Springs

Headquarters Fire Station

11300 Greenstone Ave. • CA • 90670-4619 • (562) 944-9713 • Fax (562) 941-1817 • www.santafesprings.org

December 4, 2000

Darren Ness
SCS Engineers
3711 Long Beach Blvd., Ninth Floor
Long Beach, CA 90807-3315

**SUBJECT: CLOSURE CERTIFICATION FOR THE DIESEL-IMPACTED SOIL MITITGATION AT 12500 E. SLAUSON AVENUE, SANTA FE SPRINGS, CALIFORNIA**

This office has completed the review of the Phase II environmental investigation and soil mitigation report for 12500 E. Slauson Avenue. Based on the information submitted, the source of the contamination was the former aboveground storage tank and associated fuel-dispensing system. With the provision that the information provided to this department was accurate and representative of existing conditions, it is our position that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at this site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings or site usage.

Any questions regarding this matter should be directed to Tom Hall, Environmental Protection Specialist, at (562) 944-9713 ext. 166.

Very truly yours,

Neal Welland

Neal Welland
Fire Chief

cc: Water Quality Control Board (Region 4)
Underground Tank Division
101 Centre Plaza Drive
Monterey Park, CA 91754

Environmental Consultants

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**SCS ENGINEERS**

December 15, 2000
File No. 01200216.01

2000 DEC 26 P 1:49

Dr. Rebecca Chou
Los Angeles RWQCB
Site Cleanup Unit I
320 W. 4th Street - Suite 200
Los Angeles, CA 90013
213.576.6600

**SUBJECT: 12500 E. SLAUSON AVENUE, SANTA FE SPRINGS**

Dear Ms. Chou:

This submittal summarizes information related to groundwater contaminant issues identified at the subject property. As discussed, underground fuel storage tanks were removed from the site in the late 1980's and groundwater was impacted with free-product diesel fuel. As a result of the release, Kleinfelder installed a groundwater pump and treat system to recover free-product. During the course of groundwater recovery operations, more than 10,000,000 gallons of groundwater were removed from the property along the western margin of the property. The system operated between 1989 and 1993/94.

The site was issued closure for the underground tanks by the Los Angeles RWQCB (ID #90670089) on July 30, 1996. A copy of the closure letter is attached to this submittal.

Monitoring of groundwater on the Property (14 wells) for a period of 5 years showed low levels of chlorinated solvents (mainly PCE at maximum concentrations of 230 ug/l). As a result of identified VOCs, SCS and others have completed intensive site investigations of the vadose zone to assess or identify an on-site "source zone" of VOCs that could have contributed to groundwater contamination beneath the Property. No VOCs of significance have ever been identified in soils or soil vapor investigations conducted on the property.

Attached for your review/files are the following site investigation reports:

- SCS reports titled "Monitoring Report, Lincoln Distribution Center, 12500 Slauson Avenue, Santa Fe springs, California," dated November 2, 1995 and June 28, 1996.
- SCS report titled "Phase II Investigation – Slauson Distribution Center, 12500 E. Slauson Avenue, Santa Fe Springs, California," dated June 13, 2000.
- Versar report titled "Phase II Analytical Results, Slauson Distribution Center, 12500 East Slauson Avenue, Santa Fe Springs, California," dated December 19, 2000.

Based on the results of these investigations, it is the opinion of SCS that VOC contaminated groundwater beneath subject property has not originated from the Property and that remediation of these low level VOCs will not be required by the LARWQCB.

Additional information to support this perspective is summarized below:

- VOCs present in groundwater show that natural attenuation is occurring due to the fact that breakdown by-products such as TCE and cis 1,2 DCE are present.
- The first 25 feet of soil is predominantly a clay layer. If a significant source of VOCs were released on the property that impacted groundwater, residual VOCs should be present in the clay. To date, no VOCs of note have been identified in these soils.
- Since the pump and treat system extracted more than 10M gallons of water, contaminated groundwater from adjacent sites would have likely been pulled onto the Property.
- A review of the RWQCB SLIC database shows that more than 50 sites are located in the same zip code (90670) as the subject Property.
- An adjacent railroad spur operates along the southern and western margins of the property. It is possible that historical operations related to transportation of chemicals via railroad tanker cars could have contributed to groundwater contamination of this area of Santa Fe Springs. Contamination related to tanker cars has been observed at the former Angeles Chemical facility located 8516, Sorensen Avenue, approximately 0.25 miles west of the subject property.
- Dry cleaning operations are located north (upgradient) of the subject property in the city of Whittier.
- No significant solvent use on the property has been identified.
- Discussions with City of Santa Fe Springs Planning Department personnel indicate that there are no plans to rezone this area for future development.
- Utilization of the property will remain relatively unchanged (i.e. will continue to be used for warehouse distribution, light manufacturing, truck maintenance, etc.).

Therefore, based on this information, SCS requests that the Agency provide a letter of concurrence stating that remediation of groundwater on the Property would not be required. We understand that natural attenuation monitoring of groundwater may be required to obtain a No Further Action letter for the subject Property. In addition, our client is willing to sign up and participate in the SLIC cost recovery program that is administered by the LARWQCB.

Should you have any questions, please direct them to the undersigned.

Sincerely,

Thomas Dong

Thomas Dong
Project Director
SCS ENGINEERS

enclosures

cc: Eric Wu, David Bacharowski, J.T. Liu at RWQCB
Lillian Conroe - BRC

Environmental Consultants

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**SCS ENGINEERS**

97 MAY 27 PM 2:12

May 22, 1997
File No. 0193086.00

Case Closed 7/30/96

906700089
5/28/97

Mr. Harry Patel
California Regional Water Quality Control Board
Los Angeles Region
101 Centre Plaza Drive B
Monterey Park, California 91754-2156

Subject: **Well Abandonment, Lincoln-Slausen Distribution Center, 12500 Slauson, Santa Fe Springs (ID #906700089)**

Dear Mr. Patel:

According to the July 30, 1996, closure letter from the California Regional Water Quality Control Board, Los Angeles Region (RWQCB) to Lincoln Property Company, all groundwater monitoring wells for the subject site must be located and abandoned. This letter serves as a report of these activities. A letter from the RWQCB acknowledging completion of well abandonment is also requested.

**Groundwater Monitoring Wells**

The site is located at the intersection of Slauson Avenue and Santa Fe Springs Road in the City of Santa Fe Springs (Figure 1). At the time of receipt of the closure letter, fourteen groundwater monitoring wells had been installed on and adjacent to the site. Twelve of these wells were located on-site and two were located on Southern Pacific Transportation Company (Railroad) property adjacent to and west of the site (Figure 2).

All wells were constructed of 4-inch diameter, Schedule 40 PVC casing with 0.020-inch slots in the screened interval. Information on screened intervals and water levels measured in May 1996 is found on Table 1.

**Well Abandonment Procedures**

Abandonment of the initial eleven wells (all on-site wells except LIC-1) took place on September 19 and 20, 1996. Abandonment of the two Railroad wells (LIC-12 and LIC-13) and LIC-1 took place on May 6, 1997. Abandonment of the off-site wells was delayed while permission to enter Railroad property was being sought. Abandonment of LIC-1 was postponed due to the fact that an office trailer was located so that it temporarily blocked access to the well head.

Well abandonment for all on-site wells was by pressure grouting. Cement-bentonite grout was introduced into the well bore through a tremie so that each well was grouted from the bottom up. After each well was filled, pressure was applied to force the grout into the filter pack. After the grout had set the upper five feet of casing was removed and this interval backfilled with soil.

Due to Railroad requirements, the two off-site wells were abandoned by pulling the well casing and filling the remaining hole with cement-bentonite grout. The upper five feet of hole was backfilled with soil.

**Summary**

All fourteen groundwater monitoring wells installed for site assessment and remediation activities at the subject site have been abandoned in accordance with State of California standards, as outlined in Water Well Standards, State of California (Department of Water Resources Bulletin 74-81, December 1981) and California Well Standards (Department of Water Resources Bulletin 74-90, June 1991). A permit for well abandonment was obtained from Los Angeles County (copy attached).

As mentioned above, a letter acknowledging completion of well abandonment is requested. If you have any questions please call.

Very truly yours,

Kenneth H. Lister, Ph.D., C.E.G., C.H.G.
Project Manager
SCS ENGINEERS

cc S. Ritschel, Lincoln Property
J. Kesling, Principal Financial